

Venice Community Plan and Local Coastal Program Update

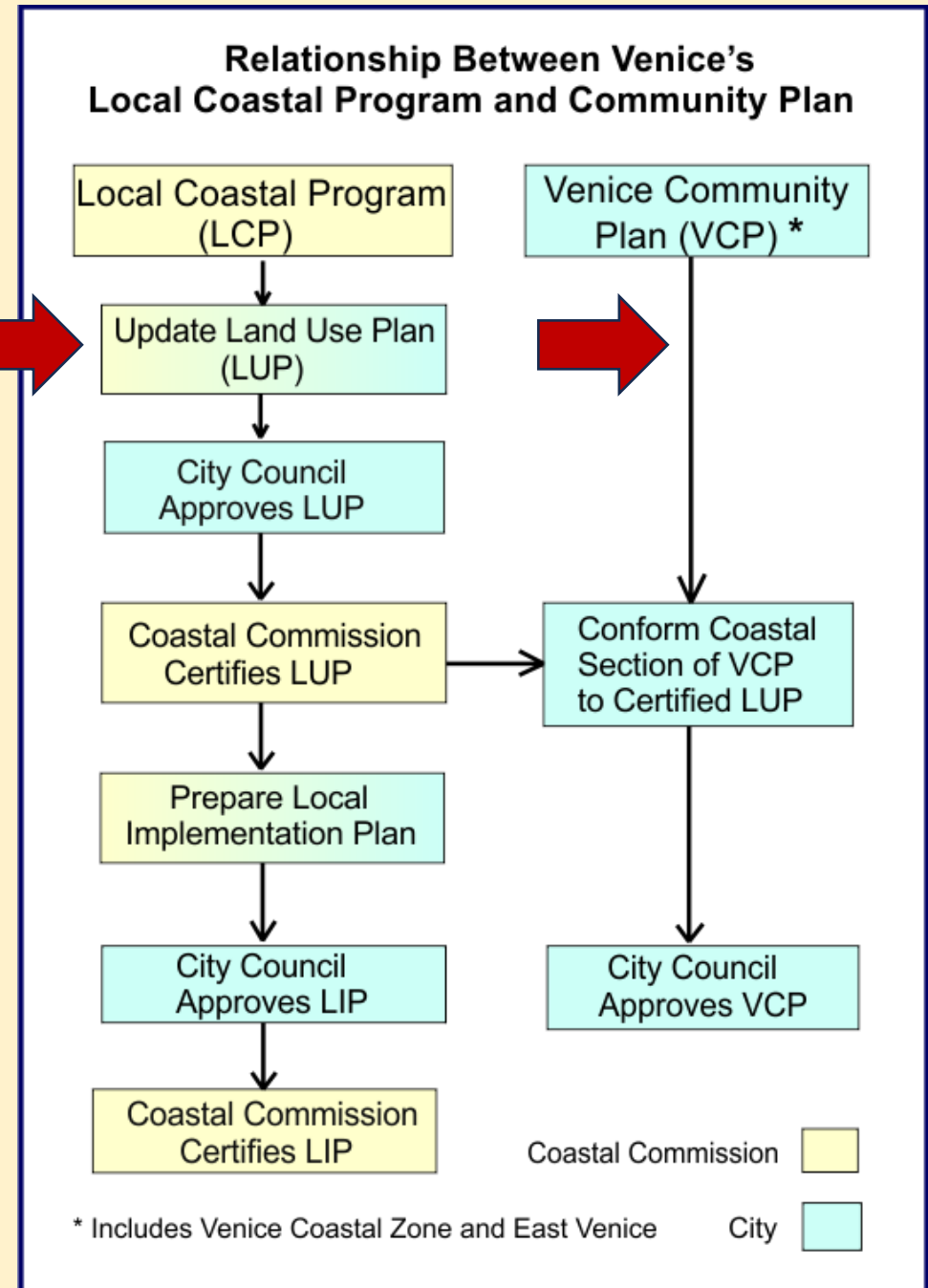
**SOUTHEAST VENICE & OXFORD TRIANGLE
PUBLIC MEETING – JANUARY 31, 2024**

Community Plan and Local Coastal Program Ad Hoc Committee
of the Venice Neighborhood Council

- The purpose of this meeting is to listen to your opinions.
- We will take down for each speaker the points you make and post them on the Committee's webpage under "Resources".
- You may fill out the Preference Survey now, during this meeting, or on-line at home in February. Whichever Survey you fill out, please fill the Survey out only once.

Steps in Updating The Plans:

- City Planning has already started updating the 2004 Venice Community Plan, releasing a draft this past August.
- It is also working with a 25-person Advisory Group on all Westside Los Angeles community plans.
- The VNC wants to obtain stakeholder feedback and opinions as a basis for its input into the City's planning process.



Steps in This Process

- Introductory explanation of process, schedule, and Survey. (Jan 10th & 17th)
- **Weekly neighborhood-by-neighborhood public meetings for public input. (Jan 24th–March 11th)**
- “Preference Survey” (on-line through VNC’s email list) and at meetings.
- Sharing of Findings. (April)
- Draft Recommendations for Public Review & VNC approval. (April - May)



Existing Zoning of Venice Specific Plan and Land Use Plan

Height Limits:

25' with flat roof

30' with sloped roof

Density Limits (exc. ADUs):

SFR = 1 unit

MFR:

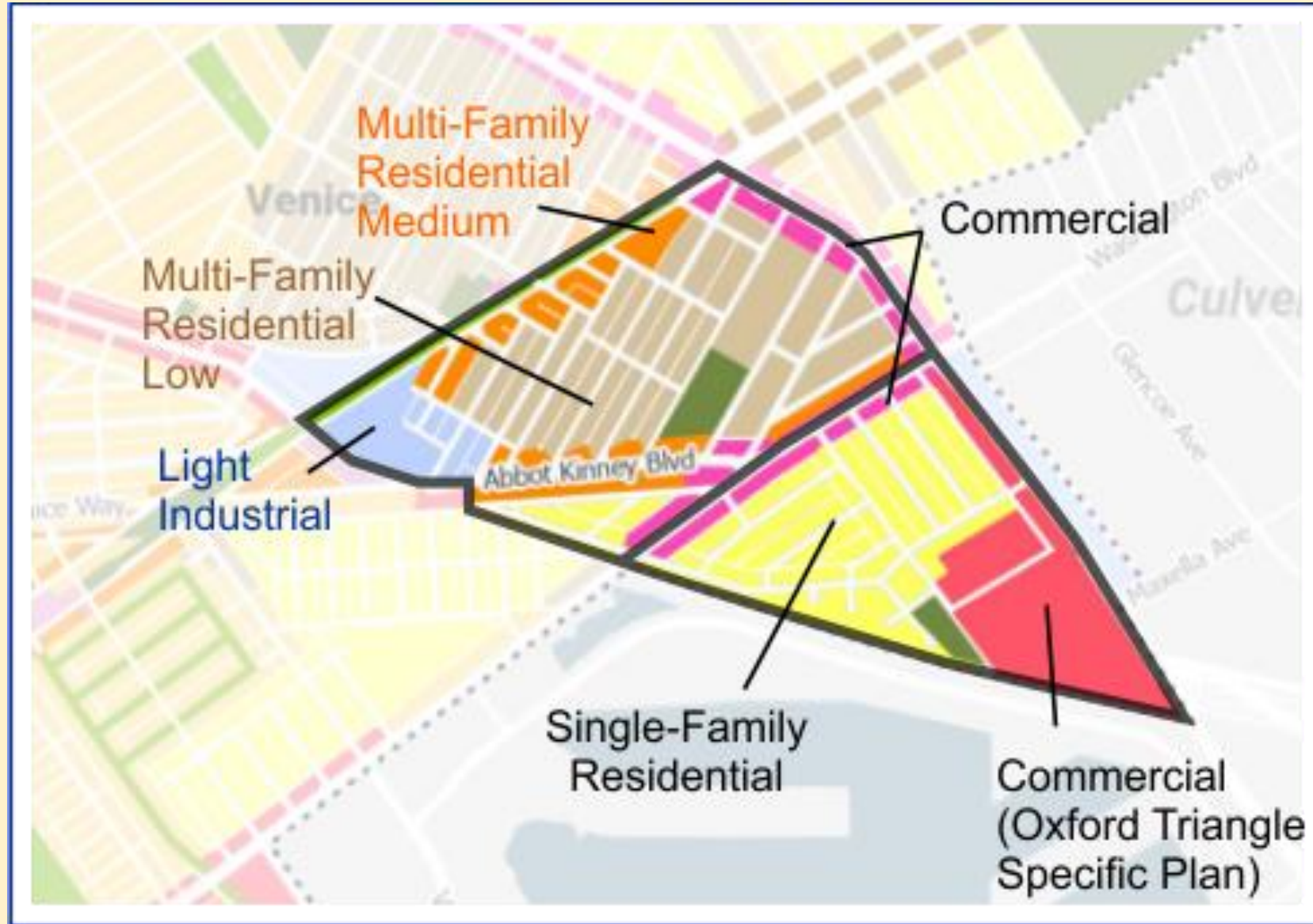
2 units if lot <4,000 SF

MFR-Low: 1 unit/2,000 SF

MFR-Med: 1 units/1,200 SF

No Floor Area Ratio (FAR) Limits

Land Use Plan includes mass, scale and character protections and yard requirements.



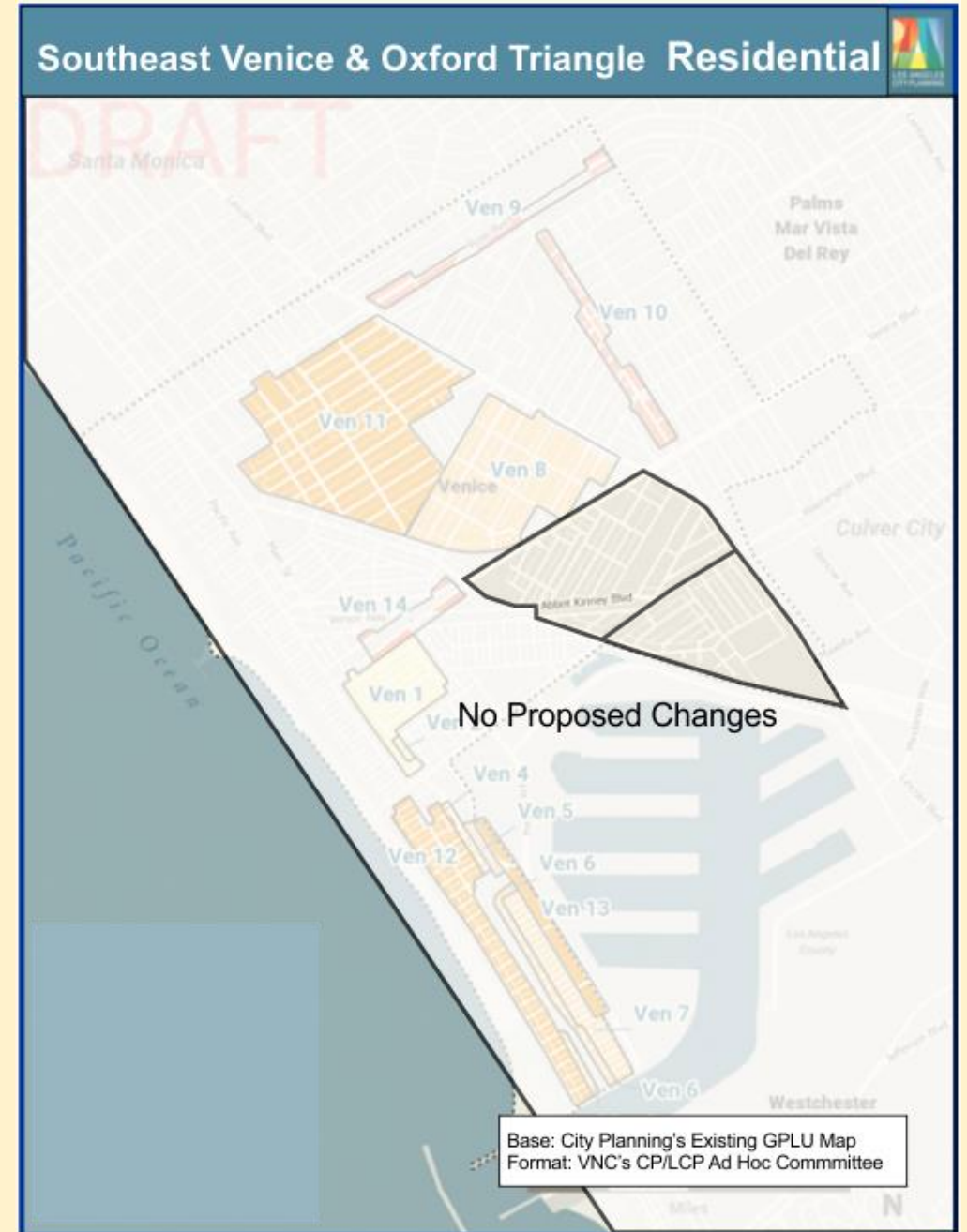
Oxford Triangle Specific Plan

- Primarily concerned with C4(OX)-2-D zoned area (red)
- Provides protections from certain business uses and sun shading.



Proposed Residential Zoning Changes

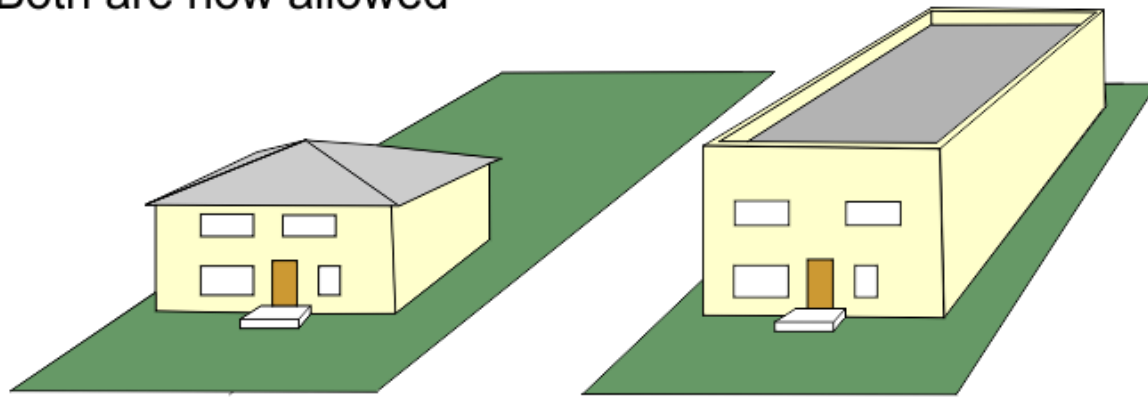
- No changes proposed, however:
- Should some parts of Southeast area be rezoned SFR?
- Should residential FARs be included?
- Should Baseline Mansionization Ordinance protections be included? (FAR<0.55 of lot size).



What is Floor Area Ratio and Why Is It Important?

Both houses are on identical lots
Both have same yard setbacks
Both houses are 2-story and 25' in height

Both are now allowed



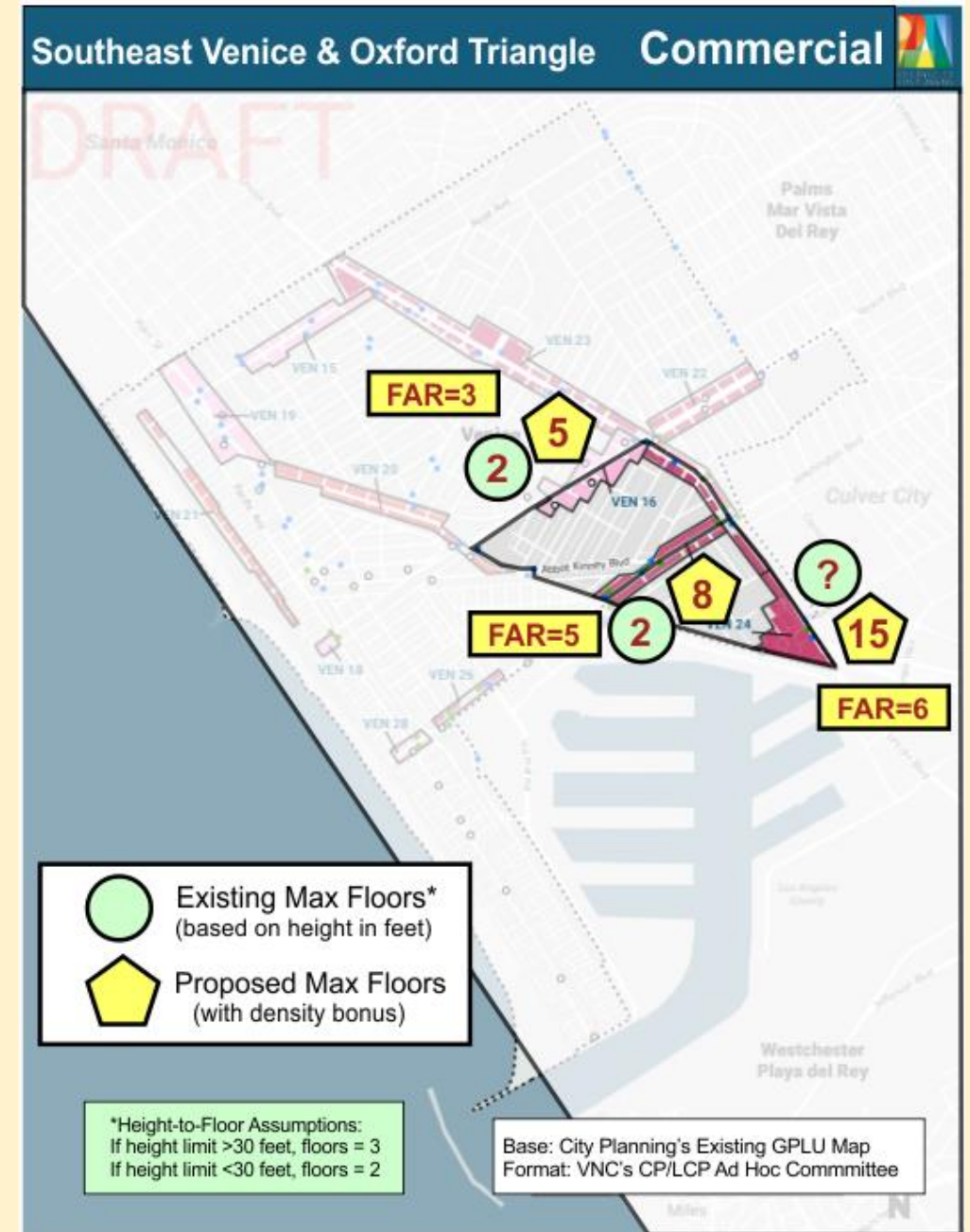
2,000 SF
FAR = .42

5,000 SF
FAR = 1.04

FAR is one way to limit size of homes.
FAR is used in City's Mansionization Ordinance.

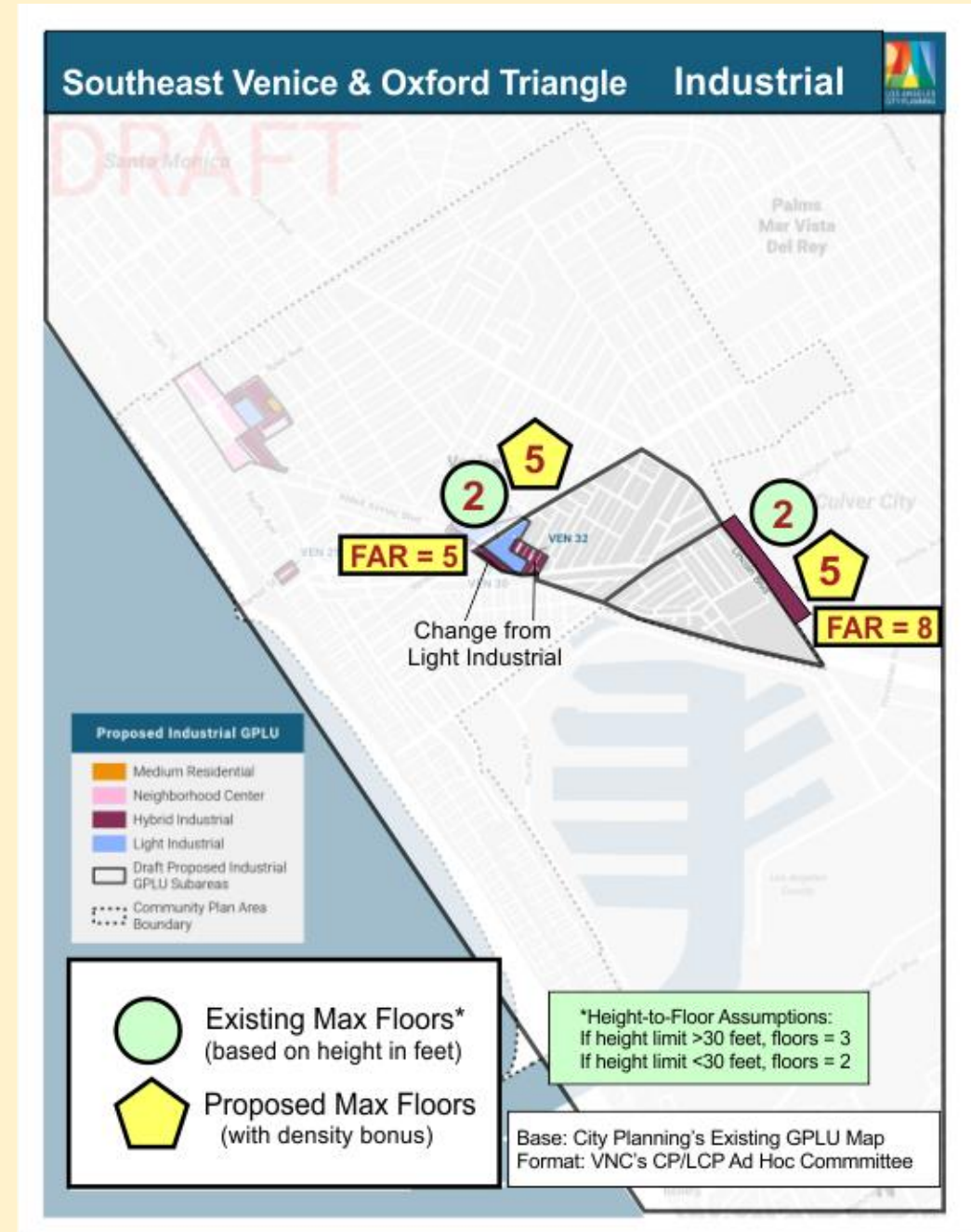
Proposed Commercial Zoning Changes

- 5-story building heights (with bonus) along Venice Blvd between Lincoln Blvd. and Shell Ave. FAR=3.
- 8-story building heights (with bonus) along Washington Blvd between Lincoln Blvd and Oxford Ave. FAR=5.
- 15-story building heights (with bonus) along west Lincoln Blvd south of Washington Blvd FAR=6.



Proposed Industrial Zoning Changes

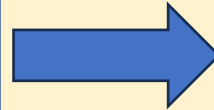
- “Light Industrial” zoning changed to “Hybrid Zoning” (residential and light industrial) in a few blocks.



Summary

Existing Situation:

- All land uses limited to <30' in height depending on roof style.
- No Floor Area Ratios (FARs)



Proposed Changes:

- Height limits raised for Commercial and Industrial land uses.
- FAR Limits set for Commercial and Industrial land uses.
- No FAR limits established for residential land uses.

The End